

133.0

0006

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

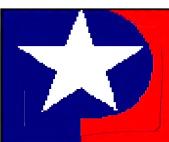
817,700 / 817,700

USE VALUE:

817,700 / 817,700

ASSESSED:

817,700 / 817,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		GLOUCESTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MESLEH MICHAEL & STACIA	
Owner 2:	
Owner 3:	
Street 1: 123 GLOUCESTER ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: JOHN DAVID T & MICHELLE M -
Owner 2: -
Street 1: 123 GLOUCESTER ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1276 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

BUILDING PERMITS
6/13/2013 850 Manual 9,614
2/5/2010 88 Redo Kit 18,750 C GUT KIT & REDO

ACTIVITY INFORMATION
12/1/2017 Meas/Inspect HS Hanne S
4/30/2014 External Ins PC PHIL C
6/1/2010 Info Fm Prmt EMK Ellen K
3/16/2009 Inspected 345 PATRIOT
2/25/2009 Meas/Inspect 372 PATRIOT
11/14/2000 Hearing N/C 201 PATRIOT
12/7/1999 Inspected 267 PATRIOT
11/18/1999 Mailer Sent 264 PATRIOT
11/4/1999 Measured 264 PATRIOT

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 7331 Sq. Ft. Site 0 90. 0.87 10

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

Total AC/HA: 0.16830	Total SF/SM: 7331	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 575,937	Spl Credit	Total: 575,900
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EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	25 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	/GRAY BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	641-0596, SCUTTLE HOLE SINK IN BSMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Fair	
A HBth:		Rating:	
OthrFix:	1	Rating: Fair	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 1
	HB: 1		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1949
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AV - Average

31. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

31 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.35000002

Const Adj.: 1.00739920

Adj \$ / SQ: 176.799

Other Features: 86050

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 349382

Depreciation: 108308

Depreciated Total: 241073

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:	1.00	Before Depr:	176.80	
Special Features:	0	Val/Su Net:	121.40	
Final Total:	241100	Val/Su SzAd:	188.95	

MOBILE HOME

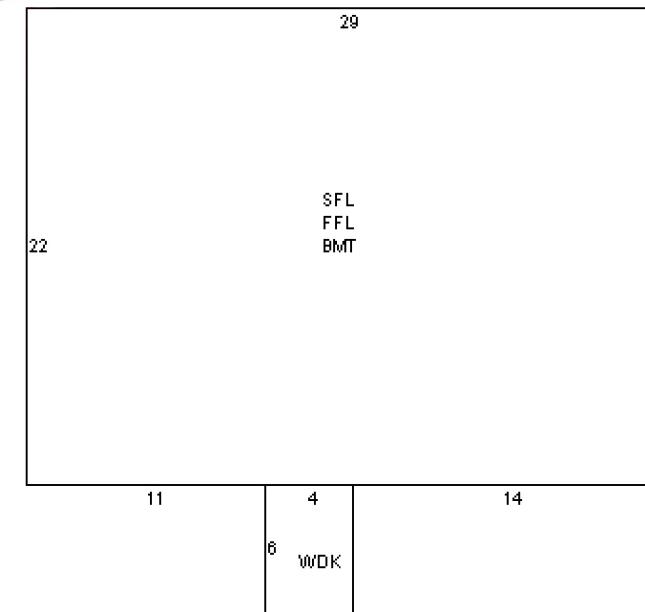
Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2014	4.85	T	5	101			700			700

COMMENTS

641-0596, SCUTTLE HOLE SINK IN BSMT.

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	Basement	638	53.040	33,839						
FFL	First Floor	638	176.800	112,797						
SFL	Second Floor	638	176.800	112,797						
EFP	Enclos Porch	48	73.140	3,511						
WDK	Deck	24	16.120	387						
Net Sketched Area:				1,986	Total:	263,331				
Size Ad	1276	Gross Area	1986	FinArea	1276					

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc**